BILL GARRETT, Davidson County
Trans:T20150028285 DEEDQC
Recvd: 04/15/15 12:47 6 pgs
Fees:32.00 Taxes:0.00
20150415-0033316

PREPARED BY:
BRIDGEHOUSE TITLE
342 Cool Springs Blvd., Suite 202
Franklin, Tennessee 37067

This instrument was drafted from information furnished by the parties without benefit of a title search. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration is $0.00

Affiant: Coleen Newcomb

Subscribed and sworn before me, the 27th day of March, 2015.

Notary Public: Valerie L. Kane
My Commission Expires: My Comm. Expires June 4, 2018

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:
Deep River Development, LLC
2550 Meridian Blvd., Suite 350
Franklin, TN 37067

SEND TAX BILLS TO:
New Owner

MAP/PARCEL:
082-08 32.00

QUITCLAIM DEED

For and in consideration of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Desmond McGuire, Laura Diana McGuire, NarQuita Russell, a/k/a LaQuita Russell, and Gerald McGuire, (hereinafter referred to as "**GRANTOR**") do quitclaim and convey all of their undivided right, title and interest to the hereinafter described property to Deep River Development, LLC., a Tennessee limited liability company, (hereinafter referred to as "**GRANTEE**") its successors and assigns, in and to the following described tract of land:

Being Lot No. 155 on the Map of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for said County.

Said Lot No. 155 fronts 50 feet on the easterly side of 24th Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Deep River Development, LLC, a Tennessee

limited liability company by Warranty Deed from **Vernon Ray McGuire, a/k/a Vernon Ray McGuire, Sr., Howard E. Moore, Mary Louise Cross, and Silvia Pearl Kilgore, the heirs at law of Dorothy Davie a/k/a Dorothy Lee Davie Foster, deceased,** dated October 14, 2014, of record in Instrument No. 20141020-0096356, Register's Office for Davidson County, Tennessee. Dorothy Lee Davie Foster a/k/a Dorothy Davie died intestate on June 17, 2008, leaving as her only heirs at law Vernon Ray McGuire, Lois Edward McGuire, Howard E. Moore, Mary Louise Cross and Silvia Pearl Kilgore per Probate No. 08P-1763, Seventh Circuit Court for Davidson County, Tennessee (Probate Division) and Affidavit of Heirship of record in Instrument No. 20091106-0102702, Register's Office for Davidson County, Tennessee. The said Lois Edward McGuire having since died testate on November 20, 2011, and his interest in said property being vested in Laura Diana McGuire, Desmond McGuire, Narquita Russell also known as LaQuita Russell and Gerald McGuire as shown in Probate Case No. 12P-642, Seventh Circuit Court of Davidson County, Tennessee.

This is improved property known as: 1734 24th Avenue N, Nashville, TN 37208

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

Witness our hands this 3rd day of March, 2015.

DJ McG

DJ McG

Desmond McGuire

STATE OF TN
COUNTY OF Lawrence

SHEILA WORKMAN
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Desmond McGuire, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Lawrenceburg (City) TN (State), this 3rd day of March, 2015.

Sheila Workman

Notary Public

My Commission Expires: 6-4-2016

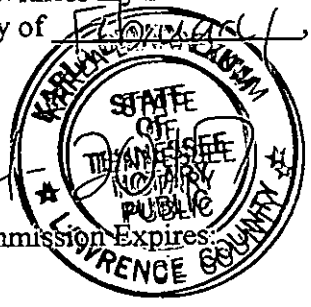
Witness our hands this 19 day of February 2015.

Gerald McGuire by D McG, Atty in fact
Gerald McGuire, by Desmond McGuire, Atty-in-Fact

STATE OF TN
COUNTY OF Lawrence

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Desmond McGuire, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be the Attorney-in-Fact for Gerald McGuire, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Gerald McGuire, the within named bargainor by the said Desmond McGuire as Attorney-in-Fact.

Witness my hand and official seal at Lawrenceburg (City) TN (State), this 19 day of February, 2015.



Notary Public

My Commission Expires: 6-4-

Witness our hands this 24 day of February, 2015.

Laura Diana McGuire

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Laura Diana McGuire, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, Tennessee, this 24 day of February, 2015.
(City) (State)

Notary Public

My Commission Expires: 11/6/17

KAITLIN WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness our hands this 24 day of February, 2015.

N. Narquita Russell

Narquita Russell, a/k/a LaQuita Russell

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared NarQuita Russell, a/k/a LaQuita Russell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, Tennessee, this 24 day of February, 2015.
(City) (State)

Kaitlin Worthington

Notary Public

My Commission Expires: 11/6/17

KAITLIN WORTHINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY